

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Affiliated Realty & Management Co.
DOCKET NO.: 03-22676.001-C-1 thru 03-22676.003-C-1
PARCEL NO.: See below

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are Affiliated Realty & Management Co., the appellant, by attorney Jerrold H. Mayster with the law firm of Mayster & Chaimson, Ltd. in Chicago, and the Cook County Board of Review.

The subject property consists of an approximately 30-year-old, one-story, masonry constructed, 6,550 square foot, class 5-17 multi-tenant commercial building prorated over three tax parcels. The subject is situated on 13,020 square feet of land and located in Rogers Park Township, Cook County.

The appellant in this appeal submitted documentation to demonstrate that the subject property was improperly assessed. This evidence was timely filed by the appellant pursuant to the Official Rules of the Property Tax Appeal Board.

The appellant, through counsel, submitted evidence before the PTAB claiming unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this argument, the appellant provided seven commercial properties as suggested comparables to the subject. The appellant also submitted a two-page brief, printouts and 4904/4905 buff cards for the subject and the suggested comparables as well as a copy of the board of review's decision. The appellant's comparables consist of one-story, class 5-17, commercial buildings that range in age from eight to 78 years and have the same neighborhood code as the subject. The improvements range in size from 3,208 to

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

<u>Docket No.</u>	<u>Parcel No.</u>	<u>Land</u>	<u>Imprv.</u>	<u>Total</u>
03-22676.001-C-1	10-36-400-001-0000	\$26,600	\$37,981	\$64,581
03-22676.002-C-1	10-36-400-002-0000	\$ 4,053	\$ 4,218	\$ 8,271
03-22676.003-C-1	10-36-400-003-0000	\$23,676	\$52,810	\$76,486

Subject only to the State multiplier as applicable.

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7,768 square feet of building area. However, the record disclosed that all of the appellant's comparables have partial assessments and that the full assessments for the seven properties were unknown. The seven suggested comparables have improvement assessments ranging from \$1.68 to \$12.75 per square foot of building area. The subject's total combined improvement assessment is \$95,009 or \$14.50 per square foot. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

In contrast, the board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property. Accordingly, the board of review is found in default.

After reviewing the record and considering the evidence, the PTAB finds that it has jurisdiction over the parties and the subject matter of this appeal. The appellant in this appeal submitted evidence in support of the contention that the subject property was not accurately assessed. The board of review did not submit any evidence in support of its assessment of the subject property as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board.

The PTAB finds that although the appellant submitted seven properties which appear to be somewhat similar to the subject in improvement size, class and location, all of the comparables have partial assessments. Without knowing the full assessments for these properties, the PTAB is unable to conduct a comparative analysis. After considering the differences and similarities in the appellant's suggested comparables when compared to the subject, the PTAB finds the evidence submitted is insufficient to cause a change in the subject's assessment.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.